

CITY OF CORVALLIS
COUNCIL POLICY MANUAL

POLICY AREA 8 - WATER RELATED MATTERS

CP 91-8.01 **Watershed Easement Considerations**

Adopted August 4, 1974

Affirmed October 7, 1991

Revised November 20, 1995

Affirmed November 1, 1999

Revised January 5, 2004

Affirmed November 5, 2007

Revised October 17, 2011

8.01.010 **Purpose**

To provide proper access control for protection of City property and water supply in the Rock Creek Watershed.

8.01.020 **Policy**

New easements that are granted along portions of Roads 3405 and 3005 shall conform to the following guidelines:

- a) Each application for an easement will require payment of a non-refundable application fee of \$50.00.
- b) An annual use permit fee shall be required for each easement. That fee shall be computed on a base of \$434 per year and a June, 2011 ENR Construction Cost Index of 8757. The fee will be recalculated at the beginning of each year on the ratio of the preceding year's Index compared to the base year. Payment will be made on an annual basis and within 45 days of the billing.
- c) All easement holders shall be required to participate in extra-ordinary costs for maintenance of roads, bridges or gate facilities.
- d) No easement will be granted on US Forest Service Road 3405 westerly of the intersection of Road 3405 and 3005.

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- e) All easements north of Road 3405 will be limited to property south of Rock Creek and to parcels 65 acres or larger.
- f) For properties adjacent to Road 3005, only one easement will be granted for each ownership and then only for parcels 100 acres or larger.
- g) Easements will be limited to properties directly adjacent to either Road 3405 or 3005 and with a minimum of 2,000 feet of frontage to the roadway when measured on a straight line distance between the point of the roadway first entering to the point of last leaving the property under consideration.
- h) Only one single family residence will be permitted for each easement.
- i) Additional structures will be limited to those specifically related to the permitted residential use or to those used exclusively for management or harvesting of the forest products produced upon the subject property. Prior to any building construction, plans shall be submitted to the Utilities Engineer for review and approval as to conformance with these conditions. The City shall be the sole judge as to the conformance of the structures.
- j) If another public access to the described premises becomes available, or the property owner creates an access the City may terminate this easement and all rights hereunder.
- k) Any subsequent subdivision of lands, granted an easement under these conditions shall result in immediate cancellation of the easement to all portions of that land.
- l) The City reserves administrative control over all roads within City property.

8.01.030 **Review and Update**

This policy shall be reviewed every four years in October by the Public Works Director and updated as appropriate.